

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning – Tanuku Municipality – Certain variation to the Master Plan - Change of land use from No Land use to Residential use for the site in R.S.Nos.385/2B(P), 385/3(P), 4(P), 5(P), 6 & 7, 388/1 and 386/1 of Tanuku to an extent of Ac.2.44cents - Draft Variation - Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 432

Dated the 8th day of October, 2010.

1. G.O.Ms.No.480 MA., dated 19.9.2000.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.9149/2009/R, dated 25.3.2010.
3. Government Memo. No.6150/H1/2010-1, Municipal Administration and Urban Development Department, dated 24.4.2010.
4. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.9149/2009/R, dated 17.5.2010.
3. Government Memo. No.6150/H1/2010-2, Municipal Administration and Urban Development Department, dated 26.8.2010.
4. From the Commissioner of Printing, A.P. Extraordinary Gazette No.455, Part-I, dated 30.8.2010.
5. From the Commissioner, Tanuku Municipality, Letter Roc.No.1424/2009-G1, dated 13.9.2010.
6. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.9149/2009/R, dated 6.10.2010.

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ORDER:

The draft variation to the Tanuku General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.480 MA., dated 19.9.2000 was issued in Government Memo. No.6150/H1/2010-2, Municipal Administration and Urban Development Department, dated 26.8.2010 and published in the Extra-ordinary issue of A.P. Gazette No.455, Part-I, dated 30.8.2010. No objections and suggestions have been received from the public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dated 6.10.2010 has stated that the Commissioner, Tanuku Municipality has informed that the applicant has paid an amount of Rs.29,625/- (Rupees twenty nine thousand six hundred and twenty five only) towards development / conversion charges as per G.O.Ms.No.158 MA., dated 22.3.1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**T.S.APPA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT (UD).**

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Rajahmundry, East Godavari District.

The Municipal Commissioner, Tanuku Municipality, West Godavari District.

Copy to:

The individual through the Municipal Commissioner, Tanuku Municipality, West Godavari District.

The District Collector, West Godavari District.

The Private Secretary to Minister for MA&UD.

SF/SC.

//FORWARDED::BY ORDER//

SECTION OFFICER

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APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Tanuku Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 455, Part-I, dated 30.8.2010 as required by clause (b) of the said section.

VARIATION

The site in R.S.Nos.385/2B(P), 385/3(P), 4(P), 5(P), 6 & 7, 388/1 and 386/1 of Tanuku Municipality to an extent of Ac.2.44cents., the boundaries of which are as shown in the schedule below and which is earmarked for No Land use in the General Town Planning Scheme (Master Plan) of Tanuku Town sanctioned in G.O.Ms.No. 480 MA., dated 19.9.2000 is designated for Residential use by variation of change of land use as marked "ABCDEF&G" as shown in the revised part proposed land use map GTP.No.19/2010/R, which is available in Municipal Office, Tanuku Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall obtain prior approval from the competent authority for any development in the proposed site.
8. The applicant shall handover the site affected under road widening of existing 90 to 135 feet wide to 100 feet wide road as per Master Plan, wherever is less i.e., 12.77 Sq.Mtrs., to the Tanuku Municipality through registered gift deed free of cost.
9. The applicant shall not take any development activity without prior approval of the competent authority.
10. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	R.S.Nos.385(Part) and 384 Agricultural land.
East	:	R.S.No.386/1 Agricultural land.
South	:	Existing Kondalamma Puntha 90 to 135 feet wide road to be widened to 100 feet wide wherever is less as per Master Plan.
West	:	R.S.Nos.385/2, 3/Part, 385/5Part, Agricultural fields and 389 puntha.

T.S.APPA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT (UD).

SECTION OFFICER